

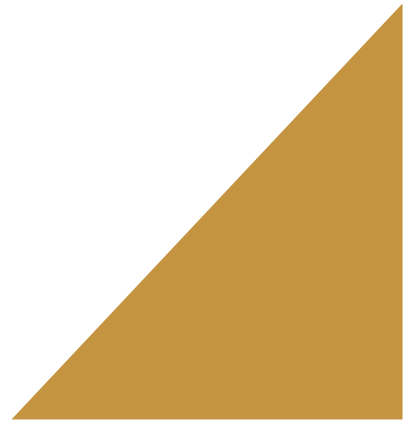
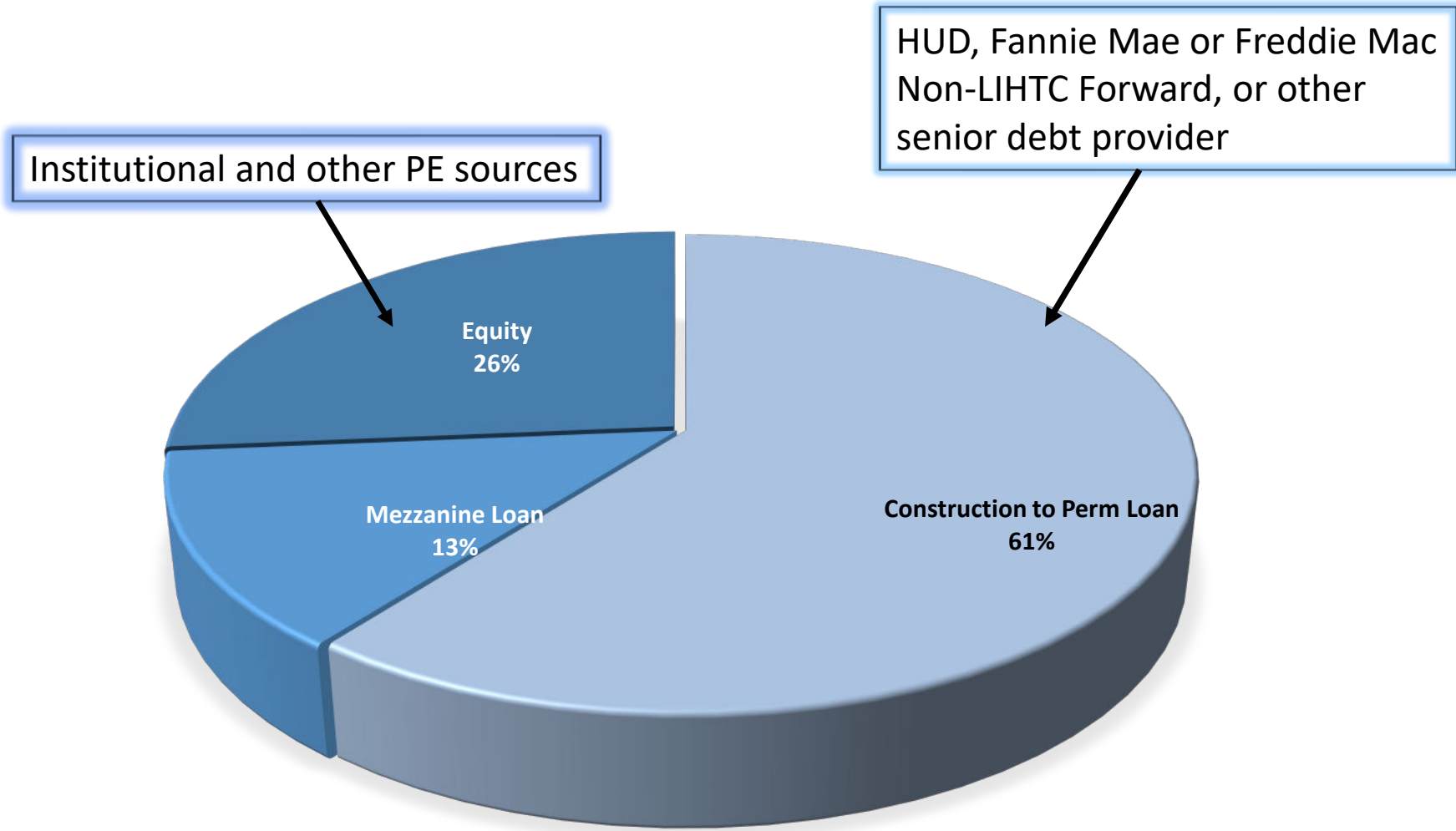
Middle Income Access Program

- **Low-cost mezzanine debt for Middle Income projects**
- **Meets Freddie Mac and Fannie Mae Non-LIHTC Forward product requirement for Public/Mission-Driven Investment**
- **Loan size of \$2 million to \$6 million**
- **2nd Deed of Trust**
- **5% to 6% rate, I/O during construction, fixed during perm**
- **Exit fee of 3% of MIAP loan amount, due at sale or refinance of property**
- **The affordability restrictions for 10 years or the term of the loan, whichever is greater, regardless of payoff**



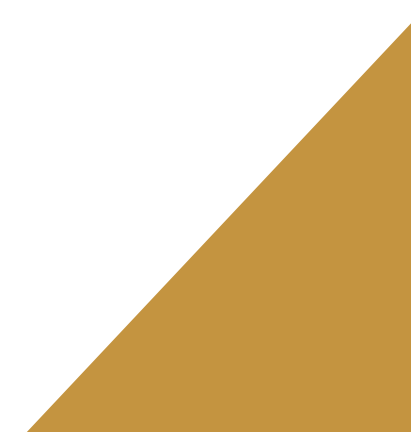
The program addresses the middle income workforce, sometimes referred to as the “missing middle,” with incomes too high for Housing Credit units but often overburdened by market rents. Typically, the missing middle is comprised of renters whose income is between 80% and 120% Area Median Income (AMI).

Deal Structure



Basic Terms

Loan Size	\$2 million to \$6 million (before participation)
Security	2 nd Deed of Trust
Interest Rate	6%; interest-only during construction period
Exit Fee	3% of CHFA loan amount at the time of sale or refinance
Affordability Requirements	At least 20% of units affordable to renters at 80% or less of Area Median Income; up to 75% of total units at or below 120% AMI; 25% can be unrestricted.
CHFA Participation Size	Target of \$1 million CHFA capital per project



Basic Terms (continued)

Benefits	Gap financing up to 24 months, non-recourse permanent debt up to 15 years
Loan Limits	Lesser of 90% of value or cost and minimum 1.15 DCR for all must-pay debt supportable by NOI
Loan Terms	Interest-only during construction, up to 15 years of permanent financing, 20- to 30-year amortization
Loan Fees	1% origination fee, \$2,000 application fee, Construction Services inspection fee, legal fees up to \$30,000

